

### Allotment letter

To,

Date: \_\_\_\_\_

Mr. \_\_\_\_\_ W/o. - Sh. \_\_\_\_\_

R/o. - \_\_\_\_\_

In response to your application for allotment of a residential plot in our project, **Mansha City**, Sector -9, Nuh Road, Palwal and relying on your confirmation, representation and assurances to faithfully abide by all the terms, conditions and stipulations contained in this allotment letter, the company is pleased to inform you that you have been allotted plot no. \_\_\_\_ having an area of \_\_\_\_ Sq.yds. In our above cited project, as per your request and choice on first come first basis for consideration amount of Rs. \_\_\_\_/- Per Sq.yds. External development charges, PLC, Service Tax, VAT and other charges, subject to the terms and conditions contained herein below. The allottee shall also be liable to pay the charges as and when levied by the government or any other statutory body,

#### **Terms & conditions:-**

1. PLC shall be applicable and payable by the allottee for the sum total of each & every applicable attribute mentioned herein, in addition to BSP, External development charges and all other charges.

Detail of Preferential Location attributes	Charges per Sq.yds.
As applicable (Detail of PLC mentioned in payment plan attached as per annexure - 1)	Nil

2. A non refundable interest free maintenance security (herein after referred to as IFMS) shall be payable for the said plot by the allottee to the company or to any nominee of the company or any maintenance agency who would be entrusted with the maintenance work of the said project.
3. Stamp duty, registration charges and legal charges etc. shall be paid by the allottee in addition to the other charges.
4. That the applicant/allottee shall use the said plot only for residential purpose and shall not use it either for commercial or any other purpose.
5. That the applicant/allottee shall before taking the possession of the said plot must clear all the dues towards the plots and have conveyance deed executed in his/her favour by the company, after paying stamp duty/registration fee and other charges/expenses.



6. That the allottee shall reimburse to the company and shall pay on demand all taxes, levies or assessment whether levied now or livable in future on the land and/or building as the case may be from the date of allotment.
7. That the acceptance of allotment letter and sale of said plot shall be deemed to have that the allottee has fully satisfied himself/herself about the interest and rights of the company in the land on which the said project is being developed and understanding all limitations and obligations in respect thereof, and hereafter no complaint/objection on this account shall be raised by the allottee nor shall be entertained by the Company.
8. That the company shall have the right to effect suitable and necessary alterations in the layout plan if and when necessary, which may involve all or any of the changes, namely change in the number of plots, dimensions, size, area, layout or change the entire scheme.
9. That the building plans and layout plans are subject to changes and approval of municipal competent authority. The company reserves its right to make additions or amendments as may be necessitated from time to time.
10. That the allottee shall not be entitled to get the name his/her nominee substituted in his/her place without the prior approval of the company, which may in its sole discretion, permit the same on such terms as it may deem fit.
11. That time and regular payment of installment is the essence of this contract. It shall be incumbent upon the allottee to comply with the terms & conditions of allotment, failing which the allottee shall have to pay an interest @ 24% per annum on the delayed payment and the company reserves its right to forfeit 25% for the basic price of the plot in the event of any irregular/delayed payment/non fulfillment of terms & conditions of the allotment and the builder buyer agreement and the allotment can be cancelled at the discretion of the company.
12. That the allottee shall pay cost for providing connection from HT feeder pillar up to the said plot including any deposited and cost for meter installations.
13. That the allottee shall pay charges /cost of providing sewer, storm water and water connection to the said colony from the main line serving the said colony,
14. That the allottee shall be bound to pay the cost of electricity and water connection and consumption.
15. That due to any reasons including the change in layout plan, the said plot acquires an additional preferential location attributes than the allottee shall be liable to pay for such additional preferential location attributes as may be decided by the company, within 30 days of demand made by the company.
16. That the payment on or before due date, of total price and other amount payable as per the payment plan, as opted by the allottee or as demanded by the company from time to time, is the essence of this allotment letter (Payment Plan attached as per Annexure - 1).
17. That the terms & conditions as set out in this allotment letter shall supersede all previous understanding, allotment letter, application, documents etc. between the parties whether oral, written or implied and variation in any of the terms thereof shall not be binding on the company.
18. That in addition to the said terms and conditions, the allottee shall be bound to sign and abide by the terms and conditions of builder buyer agreement.



## ANNEXURE - 1

### Payment Plan – Plots: -

- |                                      |                |
|--------------------------------------|----------------|
| 1. At the time of Application        | 10% of BSP     |
| 2. Within a 60 days of booking + EDC | 20% of BSP+EDC |
| 3. Within a 120 days of booking      | 70% of BSP     |

### Preferential Location Charges:-

- |                                |            |
|--------------------------------|------------|
| For park facing plots          | 5% of BSP  |
| For corner plots               | 7% of BSP  |
| For corner plots + park facing | 10% of BSP |

- Service tax and VAT shall be charged extra as per govt. policy.
- The basic Selling Price (BSP) mentioned above is escalation free price.
- All payments should be in favor of "MANSHA BUILDCON PVT. LTD." Payable at PAR.

Cordially yours,

For Mansha Buildcon Pvt. Ltd.  
For Mansha Buildcon Pvt. Ltd.

  
Authorized Signatory Director